

# THE BLVD

COME JOIN THE  
EXPERIENCE  
ST. LOUIS, MISSOURI

NOW OPEN:  
**LOVESAC**  
Designed for Life Furniture Co.

ENDCAP AVAILABLE NOW



OWNED AND  
MANAGED BY:

**EDWARDS**  
REALTY COMPANY

*MIXED-USE LIFESTYLE CENTER*

# THE BOULEVARD

## ST. LOUIS IS...

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR  
314.282.9827 (DIRECT)  
314.708.2009 (MOBILE)  
RICK@L3CORP.NET

ST. LOUIS'  
TOP  
EMPLOYERS



1.4 MILLION  
Total Labor Force in the  
STL MSA

# ST. LOUIS



2.79 MILLION  
Total Population in the  
STL MSA  
(21st largest in US)

ST. LOUIS'  
FORTUNE 500  
COMPANIES



33,797  
Employees



21,278  
Employees



17,000  
Employees

\$  
OVER 5 BILLION  
Total amount  
spent by visitors  
to St. Louis each year



Ranked #22



Ranked #223



16,681  
Employees



15,631  
Employees



15,342  
Employees



28.2 MILLION  
Total number of visitors  
to St. Louis each year



Ranked #224

Edward Jones  
MAKING SENSE OF INVESTING

Ranked #303



13,100  
Employees



8,496  
Employees



8,415  
Employees



Ranked #367



Ranked #494

# THE BOULEVARD

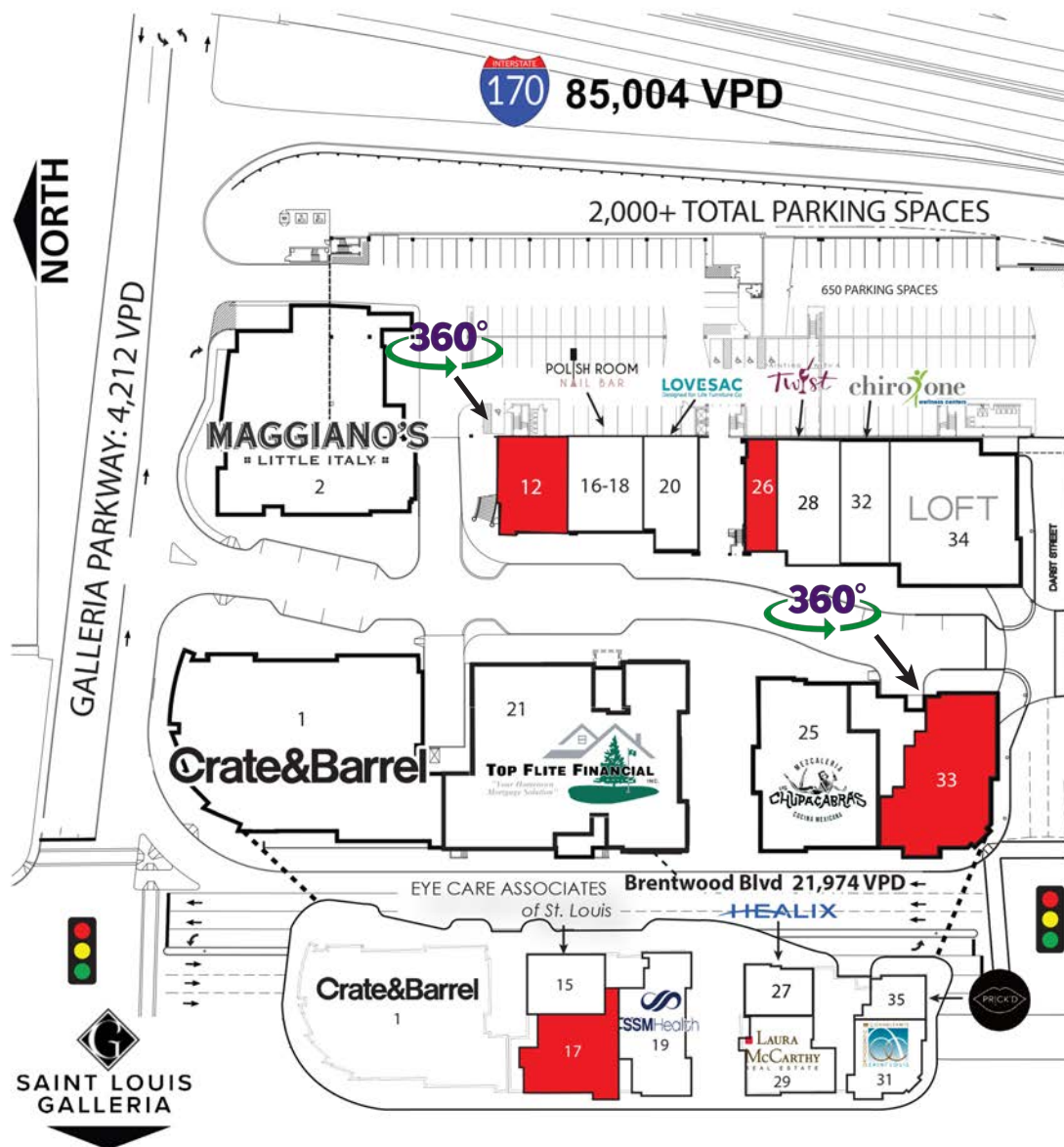
## RETAIL SITE PLAN

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	AVAILABLE NOW
15	4,851	EYE CARE ASSOCIATES
16-18	2,297	POLISH ROOM NAIL BAR
17	3,937	AVAILABLE NOW
19	6,128	SSM HEALTH
20	2,180	LOVESAC
21	14,332	TOP FLITE FINANCIAL
25	6,947	LAS CHUPACABRAS
26	1,380	AVAILABLE NOW
27	2,795	HEALIX
28	2,950	PAINTING WITH A TWIST
29	4,500	LAURA MCCARTHY REAL ESTATE
31	3,312	ORTHODONTIC CONSULTANTS
32	2,430	CHIRO ONE
33	5,196	AVAILABLE NOW
34	6,629	LOFT
35	2,921	PRICK'D

- STRATEGICALLY SITUATED 0.3 MILES FROM INTERSTATES 64 (173,596 VPD) & 170 (85,004 VPD)
- MIXED-USE LIFESTYLE CENTER WITH 74 PRIVATE LUXURY APARTMENTS, UPSCALE BOUTIQUES, POPULAR RESTAURANTS, AND MODERN MEDICAL OFFICE USERS
- \$725 SALES PSF AT ST. LOUIS GALLERIA LOCATED DIRECTLY WEST AND ACROSS THE STREET FROM THE BOULEVARD



THE  
BOULEVARD  
MARKET AERIAL

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# THE BOULEVARD

## NUMBER OF VISITS

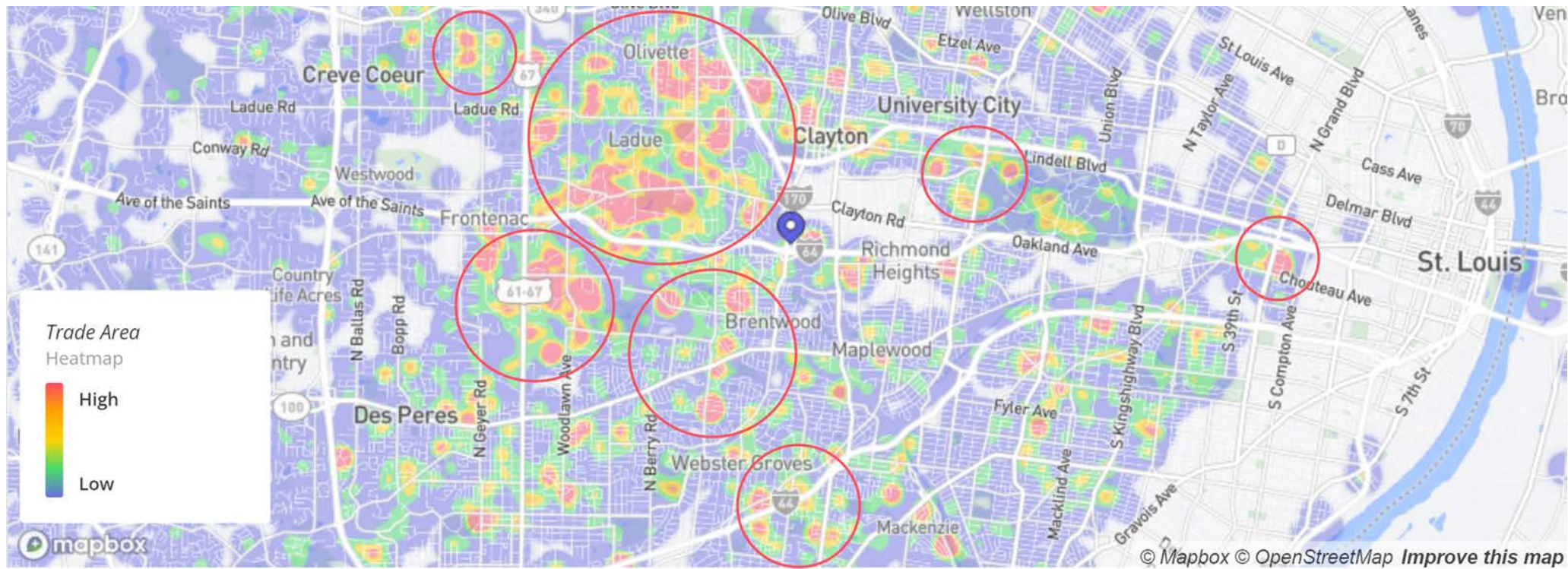
PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

## WHERE DO OUR CUSTOMERS COME FROM?



### POPULATION



3 MI	5 MI	10 MI
109,536	294,545	913,250

### HOUSEHOLDS



3 MI	5 MI	10 MI
48,566	134,287	402,416

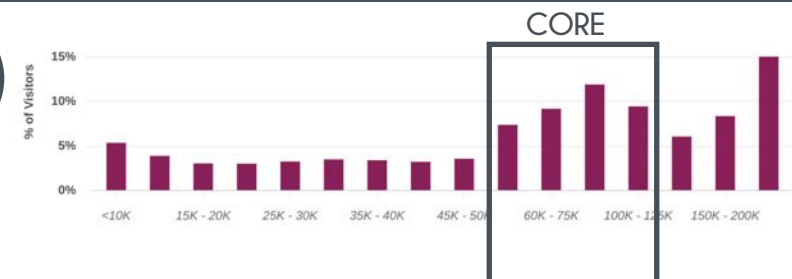
### AVG HH INCOME



3 MI	5 MI	10 MI
\$139,602	\$110,482	\$90,761

### AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH  
INCOME  
\$123 K





# THE BOULEVARD

---

## PHOTOS

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.